



City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council
City of Norfolk, Virginia

March 25, 2014

From: George M. Homewood, AICP CFM, Planning Director

Subject: **Change of Zoning from R-8 (Single-Family) to IN-1 (Institutional District)**

Reviewed: Ronald H. Williams, Jr., Assistant City Manager *RH Williams* **Ward/Superward: 3/7**

Approved: *Marcus D. Jones*

Marcus D. Jones, City Manager

Item Number: **PH-3**

- I. **Staff Recommendation: Approval.**
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Change of Zoning from R-8 (Single-Family) to IN-1 (Institutional District)
 - I. **Applicant:** Calvary Baptist Church - 3301 Thomas Street
- IV. **Description**
 - The site is located in the Greenwood/Elmhurst/Norview Heights neighborhood which is developed with single-family homes and, in the immediate area, two churches.
 - The site was developed as a church prior to current regulations and is a legal, nonconforming use.
 - The applicant is proposing a 210 square foot foyer addition which requires the use of the site to come into compliance with current zoning.
 - The applicant requests the property be rezoned to IN-1 Institutional.
 - The IN-1 district allows churches on sites that are over one acre, which this site is.
 - A portion of the existing building on the site does not comply with the interior yard setback under the current zoning and will continue to be noncompliant under the proposed zoning.
 - The proposed addition will conform to the required setbacks of the IN-1 district.

Staff point of contact: Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated February 27, 2014 with attachments
- Proponents and Opponents
- Ordinance



City of NORFOLK

To the City Planning Commission
City of Norfolk, Virginia

February 27, 2014

From: Susan Pollock, Principal Planner

Subject: Change of Zoning from R-8 (Single-Family) to IN-1 (Institutional District) on property located at 3301 Thomas Street – Calvary Baptist Church

Reviewed: Leonard M. Newcomb, III Land Use Services Manager

Ward/Superward: 3/7

Approved:

Item Number:

George M. Homewood, AICP, CFM
Acting Planning Director

- I. **Recommendation:** Staff recommends approval, given the character of development in the neighborhood and the consistency with the approved plans.
- II. **Applicant:** Calvary Baptist Church
3301 Thomas Street
- III. **Description**
This application would bring the current use of the site as a church into compliance and allow a small addition.
- IV. **Analysis**
The site is located between Elmhurst and Windemere Avenues on the west side of Thomas Street.

Plan Analysis

plaNorfolk2030 designates this site as Institutional, making the proposed use consistent with *plaNorfolk2030*.

Zoning Analysis

- The site is located in the Greenwood/Elmhurst/Norview Heights neighborhood which is developed with single-family homes and, in the immediate area, two churches.
- The site was developed as a church prior to current regulations and is a legal, nonconforming use.

- The applicant is proposing a 210 square foot foyer addition which requires the use of the site to come into compliance with current zoning.
- The applicant requests the property be rezoned to IN-1 Institutional.
 - The IN-1 district allows churches on sites that are over one acre, which this site is.
- A portion of the existing building on the site does not comply with the interior yard setback under the current zoning and will continue to be noncompliant under the proposed zoning.
 - The proposed addition will conform to the required setbacks of the IN-1 district.

Traffic Analysis

Institute of Transportation Engineers figures estimate that this expansion of an existing church will generate 2 additional vehicle trips per day.

V. Financial Impact

The site is currently nontaxable.

VI. Environmental

The church is an existing use and changing the zoning to bring the use into compliance and allow a small addition will not have an adverse impact on the surrounding neighborhood.

VII. Community Outreach/Notification

- Legal notice was posted on the property on January 21.
- Letters were sent to the Greenwood/Elmwood/Norview Heights on February 5.
- Letters were mailed to all property owners within 300 feet of the property on February 12.
- Notice was sent to the civic leagues by the Department of Communications on February 12.
- Legal notification was placed in *The Virginian-Pilot* on February 13 and 20.

VIII. Coordination/Outreach

This letter has been coordinated with the Department of Planning and Community Development, the Department of Public Works and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Zoning Map
- Application
- Letter to Greenwood/Elmhurst/Norview Heights Civic League

Proponents and Opponents

Proponents

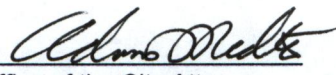
Richard Smith
2308 Bugle Drive N.
Chesapeake, VA 23321

Opponents

None

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 3301 THOMAS STREET FROM R-8 (SINGLE-FAMILY RESIDENTIAL) TO IN-1 (INSTITUTIONAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

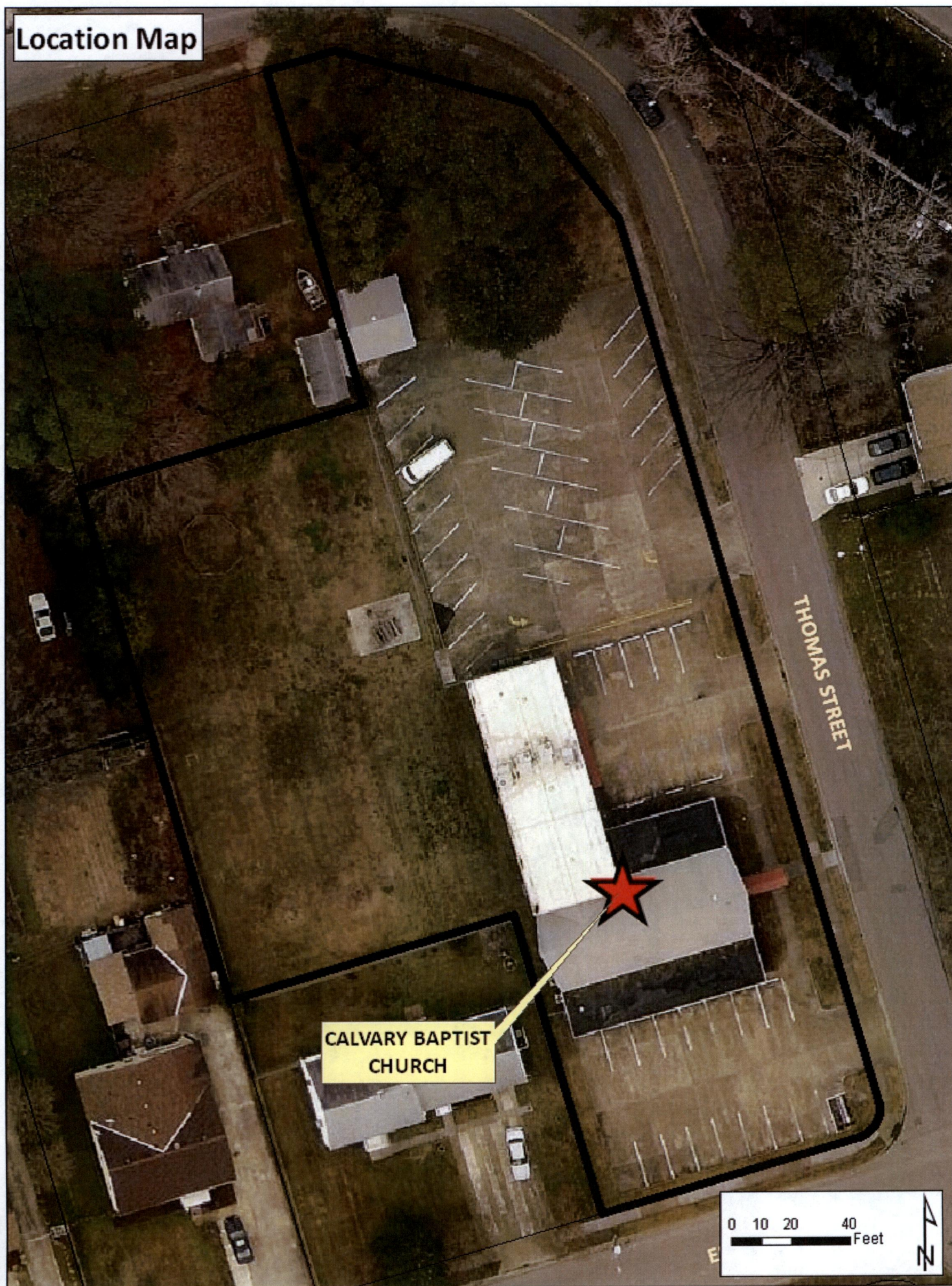
Section 1:- That the property located at 3301 Thomas Street is hereby rezoned from R-8 (Single-Family Residential) District to IN-1 (Institutional) District. The property is more fully described as follows:

Property fronting 425 feet, more or less, along the western line of Thomas Street and 90 feet, more or less, along the northern line of Elmhurst Avenue; property also fronts 24 feet, more or less, along the southern line of Windermere Avenue; premises numbered 3301 Thomas Street.

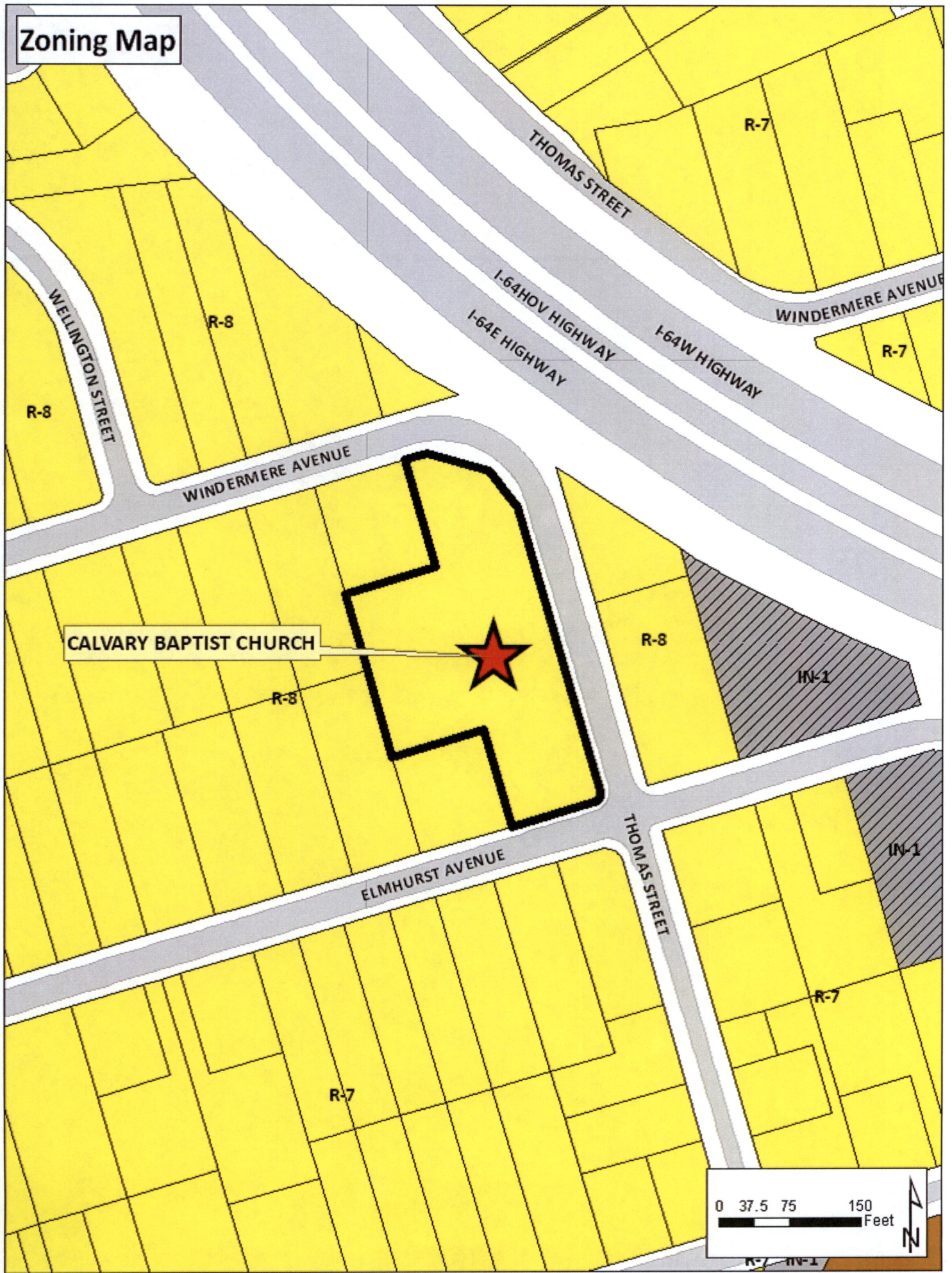
Section 2:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

Location Map



Zoning Map





APPLICATION CONDITIONAL CHANGE OF ZONING

Date of application: 1-10-2014

Conditional Change of Zoning

From: R8 Zoning To: Conditional IN-1 Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 3301 (Street Name) THOMAS ST.

Existing Use of Property: CHURCH

Current Building Square Footage 9,000

Proposed Use CHURCH

Proposed Building Square Footage 200

Trade Name of Business (If applicable) CALVARY BAPTIST CHURCH

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) CALVARY BAPTIST (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): 3301 THOMAS ST.

(City) NORFOLK (State) VA. (Zip Code) 23513

Daytime telephone number of applicant (757) 672-6317 Fax (757) 606-2880

E-mail address of applicant: MAIL@CALVARYBAPTISTNORFOLK.ORG

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

Conditional Rezoning

Page 2

2. Name of property owner:(Last) Delaney Baptist (First) Rev. Calvary (MI) _____

Mailing address of property owner (Street/P.O. box): 3301 THOMAS ST.

(City) Norfolk (State) VA. (Zip Code) 23513

Daytime telephone number of owner (757) 672-6317 Fax number (757) 606-2880

CIVIC LEAGUE INFORMATION

Civic League contact: Greenwood / Elmhurst / Norview Heights Jackie Rochelle
rdmc1@aol.com
aol.com

Date(s) contacted: 1-10-14

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS

- ✓ Required application fee, **\$705.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ Proffered conditions.
- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Richard E. Smith (Pastor) Sign: R.E. Smith / 1-10-14
(Property Owner or Authorized Agent Signature) (Date)

Print name: _____ Sign: _____ / _____
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

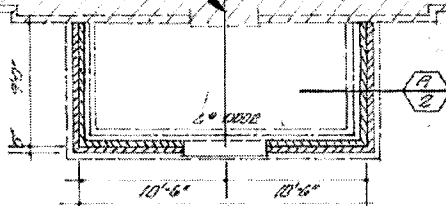
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

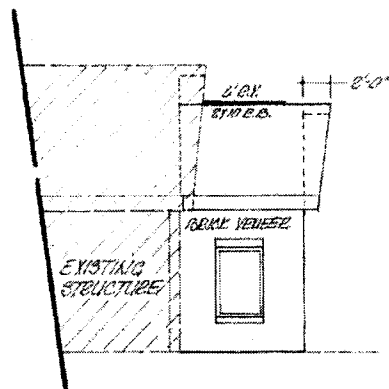
LINE UP ADDITION ON CENTER
OF EXISTING DOUBLE DOORS

EXISTING STRUCTURE



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

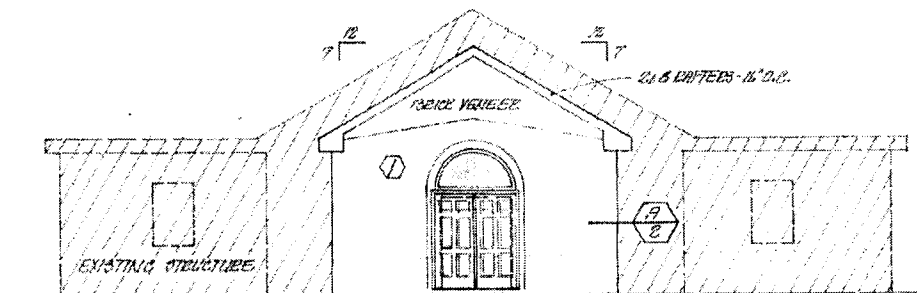
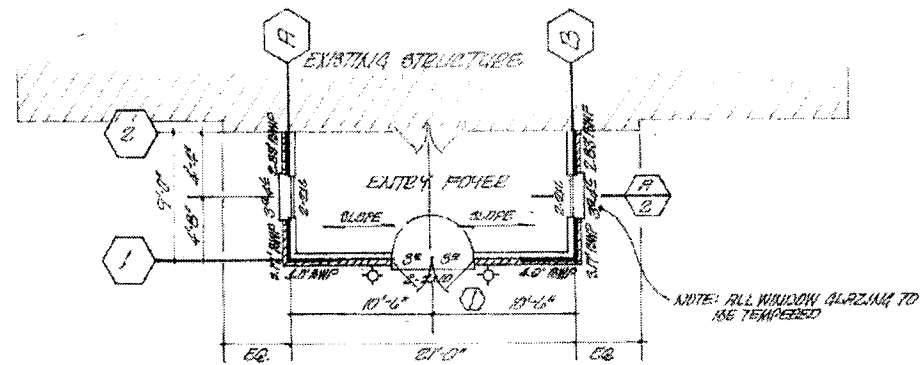


LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

FLOOR PLAN

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

RDM Residential Designs, LLC
Exterior and Interior Design

1. RDM Residential Designs, LLC is not responsible for any errors or omissions on this plan.
2. The client is responsible for obtaining all necessary permits and approvals from the local authorities.
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RDM Residential Designs, LLC
R. Dale Murray, Jr.
Residential Designer - Draftsman - Estimator

CHARLEY BAPTIST CHURCH

PLAN ON 12/20/13

PLANS

① 8-31-13

ENTRY FOYER ADDITION 1 OF 2